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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

UNITED STATES OF AMERICA,	)	
	)	
Plaintiff,	)	
	)	Case No. 2:23-cv-1966-APG-BNW
v	)	
	)	
ADAM SACHS,	)	
PROCLOAK SERIES II, LLC.,	)	
WELLS FARGO BANK, NA.,	)	
PHH MORTGAGE CORPORATION,	)	ORDER GRANTING THE UNITED
THE BANK OF NEW YORK , as	)	STATES' UNOPPOSED MOTION TO
successor Trustee of	)	DISTRIBUTE THE SALE PROCEEDS
CSFB HOME EQUITY MORTGAGE	)	FROM 3090 COOPER CREEK
TRUST SERIES 2004-1, and	)	PROPERTY
REPUBLIC SILVER STATE DISPOSAL, INC.,)	)	
	)	
Defendants	)	

**ORDER TO DISTRIBUTE THE SALE PROCEEDS FROM THE  
3090 COOPER CREEK PROPERTY**

1 The United State having requested an order of this Court to distribute the sales proceeds  
2 from the real property located at 3090 Cooper Creek Dr., Henderson, Nevada 89074 (“Cooper  
3 Creek Property”), and good cause having been found, it is therefore:

4 ORDERED THAT the proceeds from the sale of the Cooper Creek Property, shall be  
5 distributed as follows:

- 6 A. \$26,850 to and for Receiver’s commission paid as follows;  
7 i) \$13,425 to Patty Turner  
8 ii) \$13,425 to Lawerence Lin
- 9 B. \$870 in expenses to Receiver Patty Turner;
- 10 C. \$2,623 to CT District LLC dba District Clear Title for escrow fees, title insurance,  
11 and closing fees;
- 12 D. \$687.03 for Homeowners Association Transfer fees paid as follows:  
13 i) \$392.03 to Pebble Creek Homeowners  
14 ii) \$295 to Colonial Property Management
- 15 E. \$2,282.25 to Clark County Recording Office for transfer tax;
- 16 F. \$117,944.73 to Wells Fargo Home Mortgage;
- 17 G. \$750 to Old Republic Home Protection Co., for home warranty;
- 18 H. \$45.00 Republic Services for trash demand fee; and
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1 I. The remaining \$285,967.95 of the sales proceeds should be distributed to the  
2 United States for the application to the unpaid tax liabilities and judgment of Adam  
3 Sachs. Make check payable to the “Department of Justice” and mail to:

4 U.S. Department of Justice – Tax Division  
5 Attn: Post-Litigation Unit  
6 P.O. Box 310  
7 Washington, DC 20044

8 “IT IS SO ORDERED:

9 

10 UNITED STATES DISTRICT JUDGE

11 DATED: June 19, 2024 ”